

**HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
AUGUST 23, 2021
PR-2021-104341
800 W. 12TH STREET**

PROPOSAL

Demolish a 1940 building.

ARCHITECTURE

Mid-century Modern Humble Oil & Refining Company service station. The flat-roofed building's form consists of a central volume flanked by two angled wings. Horizontal banding extends along the top of the walls. The canopy over the gas pumps has been removed, leaving a gap in the banding and an angled brace supporting the remaining roof overhang at the central portion of the building. The walls are roughly textured stucco. The central door is flanked by partial height storefront windows, which are boarded over. On the front of each wing, three narrow windows are high on the walls. The end walls of the wings are infilled overhead door openings, with diagonal wood siding and stone added around the east opening. The back of the building is a solid wall without fenestration.

RESEARCH

This Humble Oil & Refining Company service station was constructed in 1940, simultaneous with the construction of Lamar Blvd. to the west and redevelopment of this portion of W. 12th St. from residences to neighborhood-scale commercial buildings. The Texas Department of Transportation's (TxDOT) [A Field Guide to Gas Stations in Texas](#), 2016 update, shows a smaller footprint as representative of Humble service stations built from 1940–1950. The typical design, with or without a canopy over the gas pumps, lacks the angled service bay wings of this building. Stucco or porcelain enamel metal panels as cladding and a red and blue band just below the roofline are common characteristics.

PROPERTY EVALUATION

The [Historic Resources Survey for Old Austin Neighborhood Association](#) (HHM, Inc., 2020) lists the property as contributing to a potential West Downtown Historic District, recommended as eligible for listing in the National Register of Historic Places and as a local historic district. This building is noted as lacking integrity for local landmark designation.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building retains a moderate degree of integrity. Alterations outside of the period of significance include removal of the canopy and infill of the overhead service doors.
- 3) Properties must meet two criteria for landmark designation (Land Development Code [§25-2-352](#)). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. Architecture. The building is a midcentury gas station more elaborate design than typical Humble Oil & Refining Company stations of this era. However, due to alterations accompanying a conversion to office use in 1977 and other subsequent changes, the building lacks sufficient integrity to meet the criterion for architectural significance.
 - b. Historical association. Apart from the building's operation as a gas station in central Austin during the historic period, there are no known historic associations that would meet this criterion. The HHM survey identified another, more intact service station at 1308 Lavaca St. as significant in the areas of community planning and development and transportation, representing broad patterns of history, but the Historic Landmark Commission recently declined to initiate historic zoning on those grounds.
 - c. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. Community value. The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
 - e. Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

Preservation Texas named historic gas stations statewide to their 2017 [Texas' Most Endangered Places list](#). Austin currently has no gas or service stations designated as historic landmarks. However, due to modifications and a lack of significant historical associations, this building does not meet the criteria for landmark designation.

STAFF RECOMMENDATION

Release the permit upon completion of a City of Austin Documentation Package, consisting of 8.5 x 11” photographs of all elevations printed on photographic paper, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS
 CASE#: PR 21-104341
 LOCATION: 800 W 12TH STREET



1" = 292'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PROPERTY INFORMATION

Photos



HMM, Inc., Historic Resources Survey for Old Austin Neighborhood Association, 2019





Historic Preservation Office Staff, August 10, 2021

Occupancy History

City Directory Research, Austin History Center
 By City Historic Preservation Office
 July 2021

1959 Humble Products Service Station No. 294
 1957 Humble Oil & Refining Company Service Station No. 294
 1955 Humble Oil & Refining Company Station No. 294
 1952 Humble Oil & Refining Company Filling Station No. 294
 1949 Humble Oil & Refining Company Filling Station
 1947 Humble Oil & Refining Company Filling Station
 1944 Humble Oil & Refining Company Filling Station
 1942 Marvin Miers Humble Service Station
 Marvin and Dorothy L. Miers, 1416 Newfield Lane
 1941 Address not listed

Historical Information

If no WPA assistance is forthcoming by next month, the city will start the paving of its portion of the new Lamar boulevard traffic way, Mayor Tom Miller announced Thursday in the presence of other council members.

WPA officials have approved the project, but manpower with which to execute it so far has not been available.

Mayor Miller's announcement came in connection with the council's adoption of a supplementary resolution agreeing to carry out certain portions of the improvement work in return for construction by the state highway department of a new Colorado river bridge and its approaches.

J. R. Blackmore, contractor, was given permission to use sidewalk and street working space in construction of a new gasoline station at 800 West 12th street.

Excerpts from "City Plans Start on Lamar Way," The Austin Statesman, Dec. 19, 1940

**MIERS MARVIN (Dorothy L) (Marvin Miers Humble Service Station)
h1416 Newfield la**

MIERS MARVIN HUMBLE SERVICE STATION (Marvin Miers) Washing, Lubrication and Vacuum Cleaning, Atlas Tires and Batteries, Pick-up and Delivery Service, 800 W 12th, Tel 8-4333 (For further information see Page 6 Buyers' Guide and right side lines)

6

AUTOMOBILES	
ATLAS TIRES	BATTERIES
Marvin Miers Humble Service Station	
WASHING AND LUBRICATION — VACUUM CLEANING	
PICK-UP AND DELIVERY SERVICE	
800 W. 12TH	TEL. 8-4333

Austin City Directory, 1942

HUMBLE OIL & REFINING CO, PRODUCTS TERMINAL and DISTRICT OFFICE, 1127 SPRINGDALE; SERV STA NO 3*, 5324 AIRPORT BLVD; SERV STA NO 13, 800 WEST 6th; SERV STA NO 15*, 343 S CONGRESS; SERV STA NO 215, 2801 HANCOCK DR; SERV STA NO 243, 2324 S LAMAR BLVD; SERV STA NO 266, 1425 E 12th; SERV STA NO 277*, 1901 GUADALUPE; SERV STA NO 294, 800 W 12th; SERV STA NO 389*, 5020 E 7th; SERV STA NO 405, 3807 EAST AV; SERV STA NO 427, 2701 EXPOSITION BLVD; SERV STA NO 1163*, 2300 S CONGRESS; SERV STA NO 1202, 900 MANOR RD; SERV STA NO 1245, 700 W 24th; SERV STA NO 1250, 5104 CAMERON RD; SERV STA NO 1779, 5100 BURNET HWY; SERV STA NO 1863, 4301 DUVAL, *24 HOUR SERVICE (See left bottom lines)

Listing of Humble service stations, Austin City Directory, 1957

Permits

Humble Oil&Ref. Co 800 West 12th St
93 H

Gregg Addn

Masonry Filling Station
Eqpt. Permit #847
20900 -12-16-40

10?

11-21-73-Exxon-Sign-LaChappelle-\$300.00

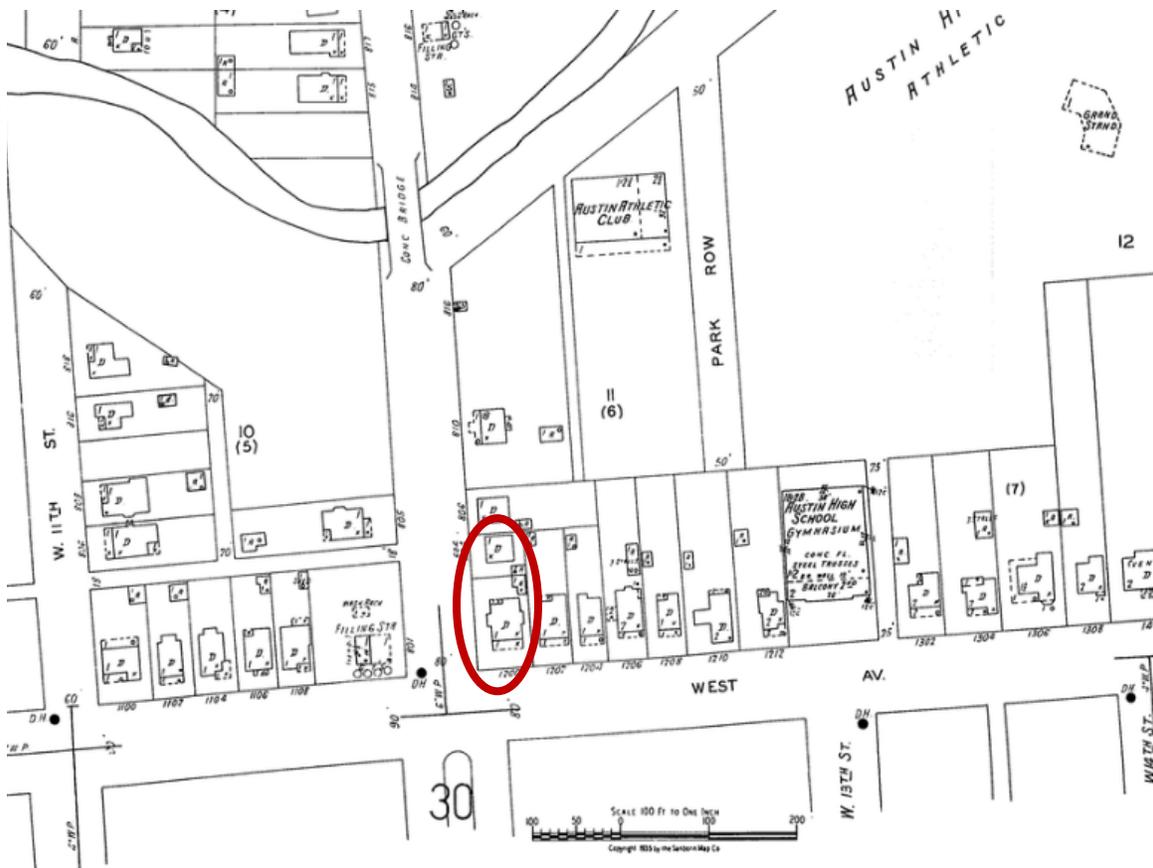
Building permit, 1940

OWNER	Dale Ossip Johnson			ADDRESS	800 W. 12th St.	
PLAT	93	LOT	H	BLK.	6	
SUBDIVISION	Original City					
OCCUPANCY	Law Offices					
BLDG. PERMIT #	169258	DATE	12-8-77	OWNERS ESTIMATE	10,000.00	
CONTRACTOR	Same			NO. OF FIXTURES		
WATER TAP REC#				SEWER TAP REC#		
Remodel existing services sta. bldg to create						
offices						

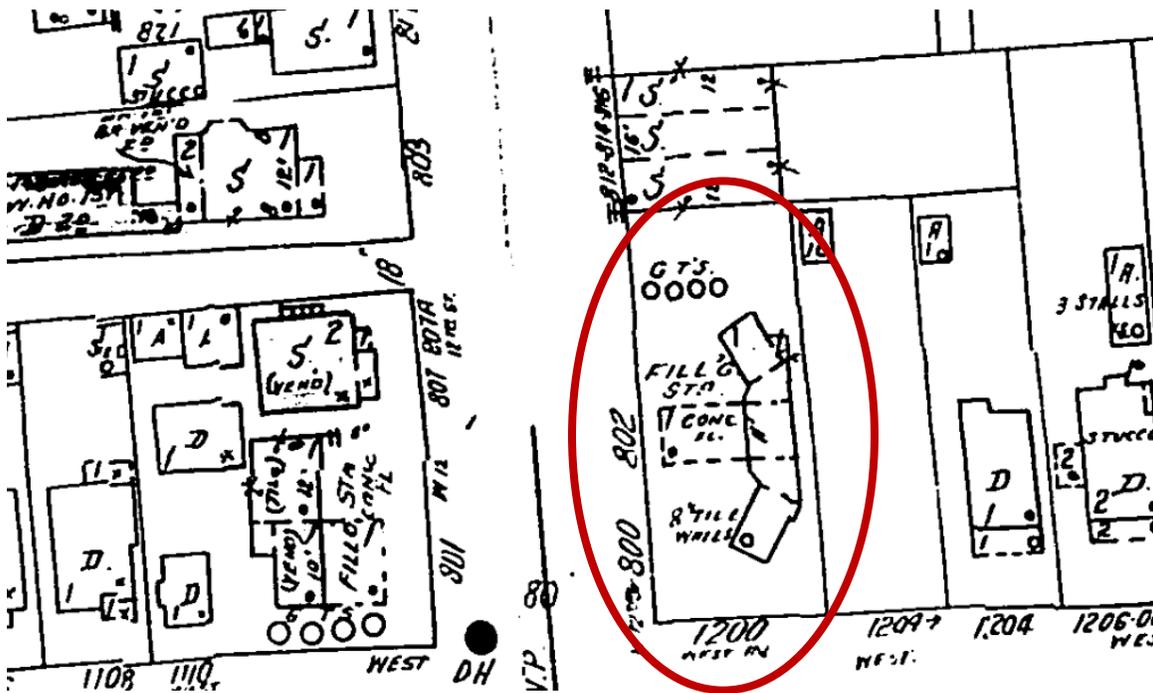
BID 2004

Remodel permit, 1977

Sanborn Fire Insurance Maps



The 1935 Sanborn map shows houses on the site of the current building.



The filling station appears on the 1961 Sanborn map.